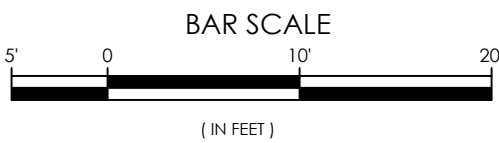


MAIN LEVEL SITE PLAN

SCALE 1"=10'-0"



TYPE R-ML CONST.
6,000 S.F.
WITH FIRE SPRINKLER
SYSTEM
BUILDING HEIGHT=
31'-6" MAX.

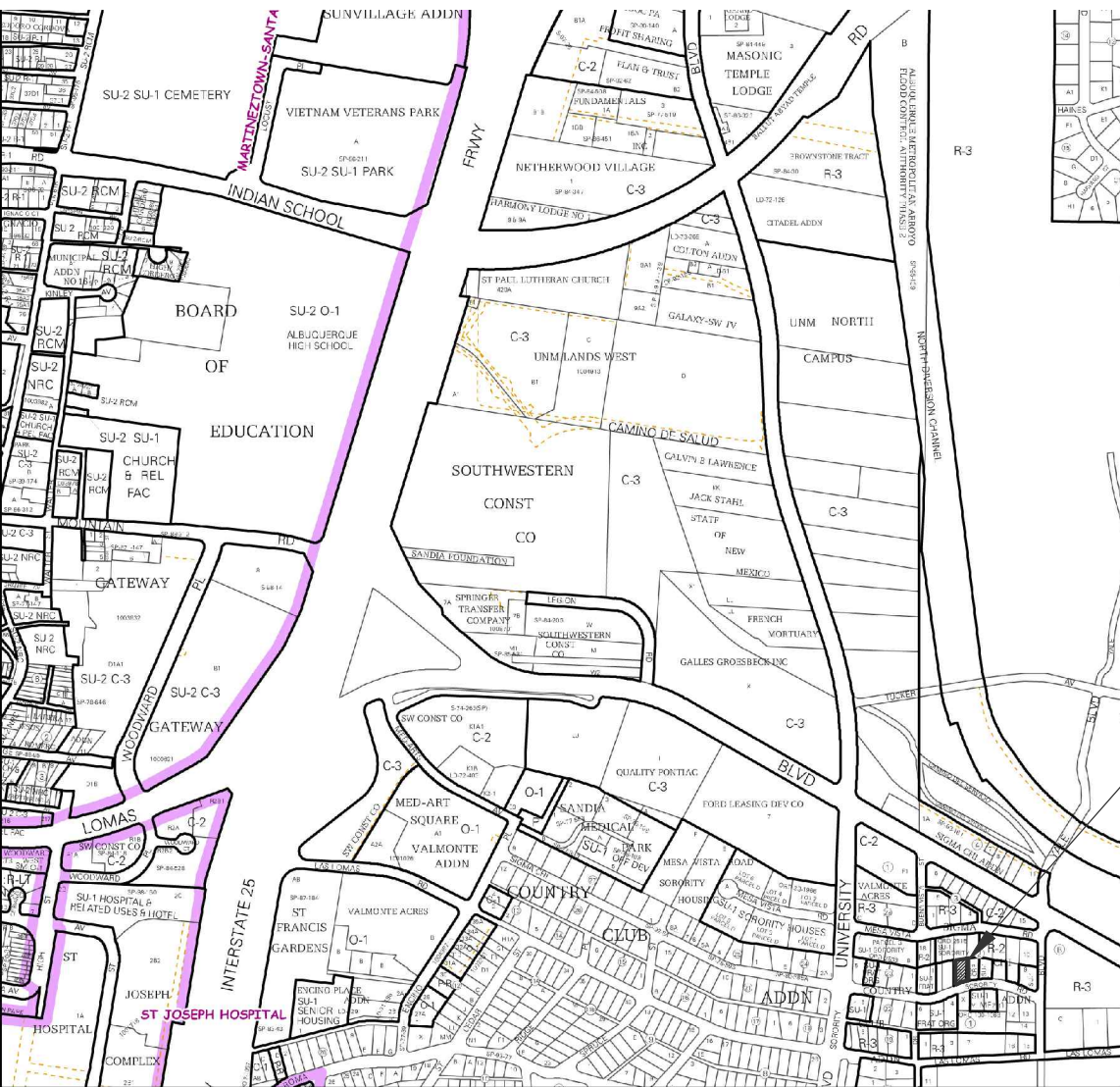
GENERAL NOTES

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER, REFERRING TO THE APPROPRIATE CITY STANDARD DRAWING 2430-2.1(S).
- THE BUILDING OWNER, WILL MANAGE THEIR RECYCLABLES AND TAKE THEM TO A DROP OFF LOCATION.



KEYED NOTES

- CONCRETE PARKING BUMPERS TYP.
- 2'-0" RADIUS, TYP.
- PAINTED "COMPACT"-WHITE ON PAVEMENT PER C.O.A. STANDARD WHERE IS SHOWN ON PLANS
- ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978), REF: DETAIL A8/AS-2.0.
- PROJECTION OF 2 UNITS ABOVE, 9'-1" CLEARANCE.
- NOT USED.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN
- NOT USED.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0. TYP.
- PIV LOCATION.
- NEW 4" THICK, CONCRETE SIDEWALK PER C.O.A. STANDARD 2430 REF: DETAIL A6/AS-2.0 TYP.
- ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEO-TEST
- BIKE RACK FOR 3 BICYCLES, REF DETAIL 03/AS-2.0
- A. 30" TALL X 18"WIDE.
- B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE ALLOWED
- C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
- D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
- E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
- G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
- NOT USED.
- EXIST. CONC. CURB AND GUTTER.
- EXIST. CONC. SIDEWALK.
- HANDICAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (1) PLACE, REF DETAIL C2/AS-2.0.
- NOT USED.
- ROLL-OUT DUMPSTER, REF DETAIL A1/AS-2.0.
- FIRE RISER ROOM
- G.C. TO PROVIDE AND INSTALL ROOM SIGNAGE AT FIRE RISER ROOM DOOR STATING "FIRE RISER ROOM".
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
- NEW 24'-0" C.C. PER C.O.A. STANDARDS, DWG 2430. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER, BY OTHERS AS NEEDED OR REQUIRED.
- NOT USED.
- REMOVE EXISTING CURBCUT, FILL WITH NEW CONCRETE SIDEWALK, MATCH EXISTING CURB AND GUTTER, COA STANDARD 2415 A
- 1-96 GALLON RECYCLE CART, (UNDER STAIRS).
- SIGHT DISTANCE EXHIBIT. NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



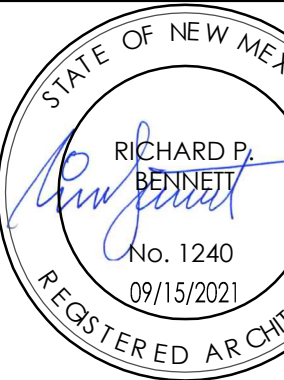
VICINITY MAP

N.T.S.

ZONING ORDINANCE	
R-ML	
USABLE OPEN SPACE AREA (U.O.S.)	
8 UNITS 2 BR @ 285 SF EACH	= 2280 SF
TOTAL U.O.S. REQUIRED	= 2280 SF
TOTAL U.O.S. PROVIDED	= 2850 SF
MAXIMUM HEIGHT ALLOWED	= 38 FT
HEIGHT PROVIDED	= 31' 6"
LANDSCAPE REQUIREMENTS	
LOT	= 7725 S.F.
BUILDING	= 1500 S.F.
TOTAL	= 6225 S.F.
REQUIRED %	= 15%
LANDSCAPING AREA REQUIRED	= 934 S.F.
LANDSCAPING AREA PROVIDED	= 1340 S.F.
FIRE FLOW REQUIREMENTS	
TYPE V-8 6,000 SF	
4,801 - 6,000 SF = 2,000 G.P.M. = 2 HOURS FLOW DURATIONS	
2,000 G.P.M. = 1 HYDRANTS = 450 FEET SPACE = 225 FEET MAX	
50% REDUCTION, DUE TO FIRE SPRINKLER (TABLE 8105.1(1))	
PARKING REQUIREMENTS	
8 UNITS X 1.5/UNIT	= 12 SPACES
BUS ROUTE REDUCTION 0%	= 0 SPACES
(Routes 5.11.12.14)	
TOTAL REQUIRED	= 12 SPACES
TOTAL PROVIDED	= 12 SPACES
(2 ON STREET)	
BICYCLE SPACES RESIDENTIAL USE =	
≥ 5 multi-family or live-work dwelling units; 3 spaces or 10%	

SIGMA CHI
SITE PLAN
1815 SIGMA CHI RD NE
ALBUQUERQUE, NM

REVISION DATE
PER REFUSE REVIEW
09-15-2021



RBA
ARCHITECTURE PC
ARCHITECTING
DESIGN
1000 PASEO DE LA PLAZA, SUITE 100
ALBUQUERQUE, NM 87102
PHOTOGRAPH BY RICHARD P. BENNETT
WWW.RPBB.COM

DATE
09-15-2021

SHEET NUMBER

AS-1.0